

# MANNERS

## RESIDENTIAL

3 Bedroom House for Sale - £459,950

Grindstone Crescent, Knaphill, Woking, Surrey, GU21 2RY



### KEY FEATURES

- SEMI DETACHED HOUSE • LIVING ROOM AND DINING ROOM • MODERN FITTED KITCHEN • THREE BEDROOMS • MODERN REFITTED WHITE BATHROOM SUITE • ENCLOSED GARDEN • DRIVEWAY AND DETACHED GARAGE • CLOSE TO LOCAL AMENITIES AND KNAPHILL • FREEHOLD • EPC RATING:- C69

## Description

**CHAIN FREE PURCHASE!** An extremely well presented three bedroom semi detached house situated in a tucked away position yet close to local amenities and Knaphill village.

The immaculate, light and airy accommodation comprises of entrance hallway, downstairs cloakroom, living room and dining room with oak flooring, modern fitted kitchen, stairs to first floor landing, three good size bedrooms (two with wardrobes), modern refitted white bathroom suite, gas radiator heating, double glazed windows, enclosed rear and side gardens, driveway and garage.

## Ground Floor

**Entrance Hallway** - With cupboard.

**Cloakroom** - With two piece suite.

**Living Room** -

**Dining Room** -

**Kitchen** -

## First Floor

**Bedroom One** - With built in wardrobe.

**Bedroom Two** - With built in wardrobe.

**Bedroom Three** -

**Bathroom** - Fitted with a three piece suite.

## Exterior

**Outside** - Enclosed rear and side gardens, driveway and garage.

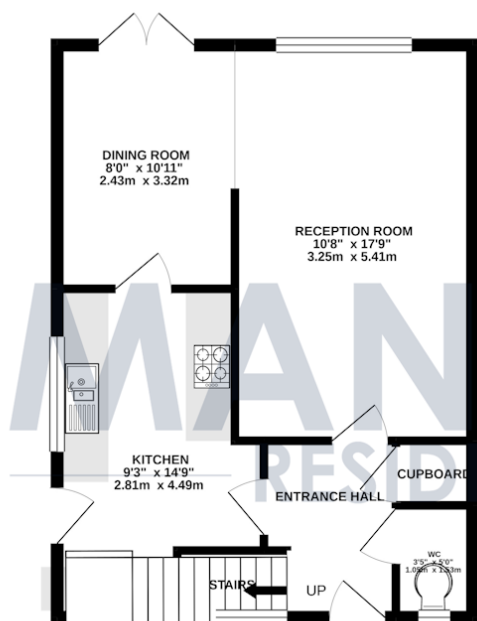


## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Additional Information:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.

GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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